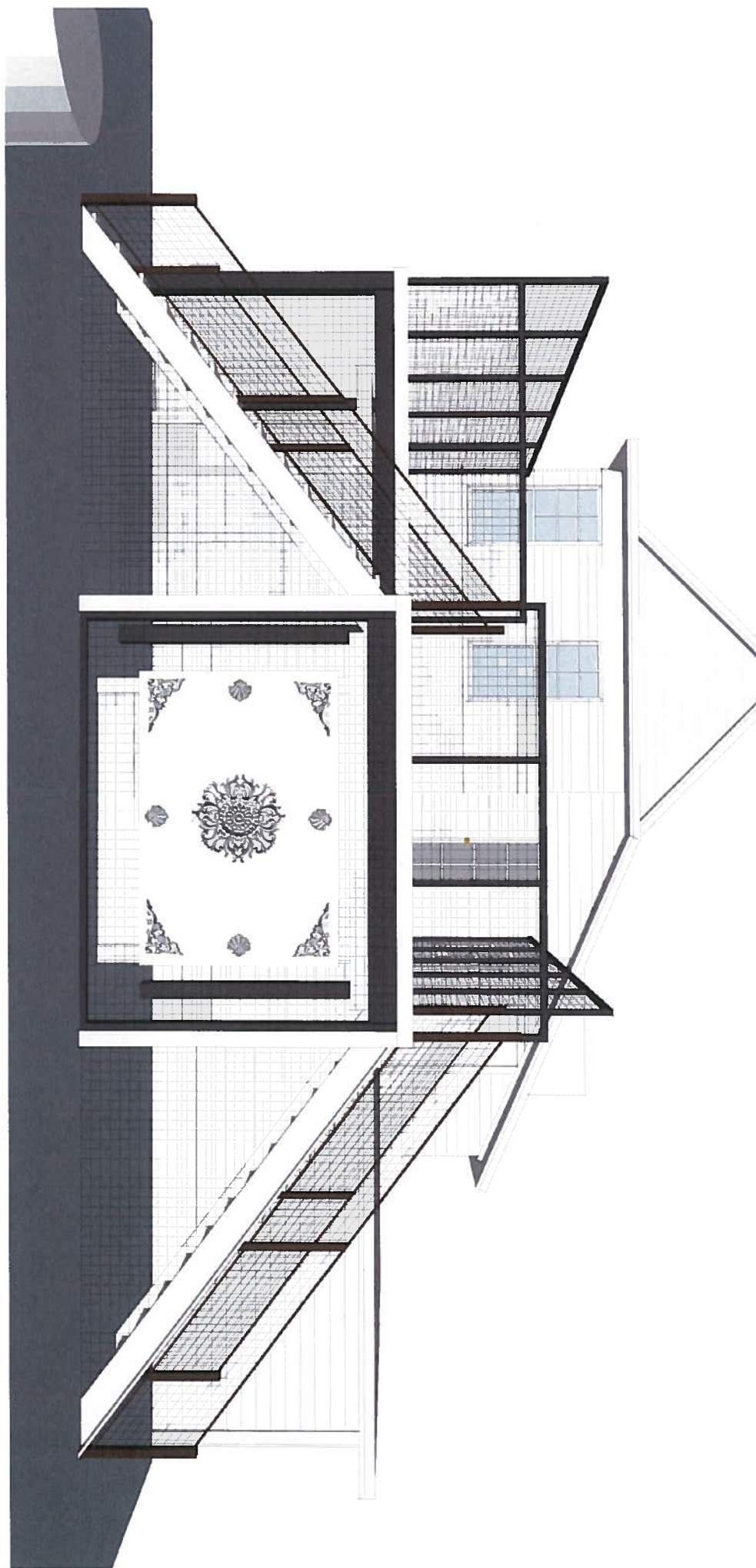
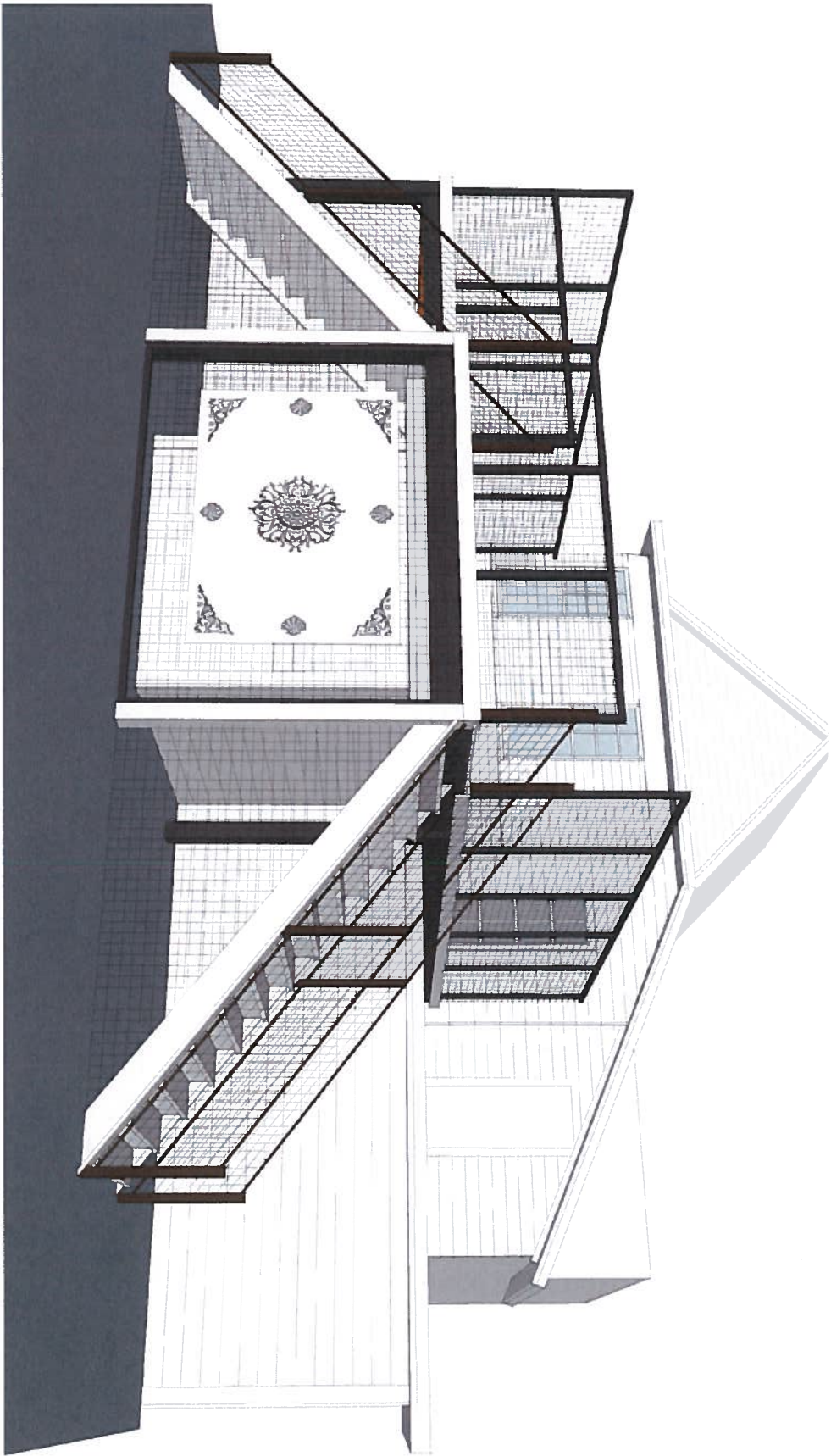


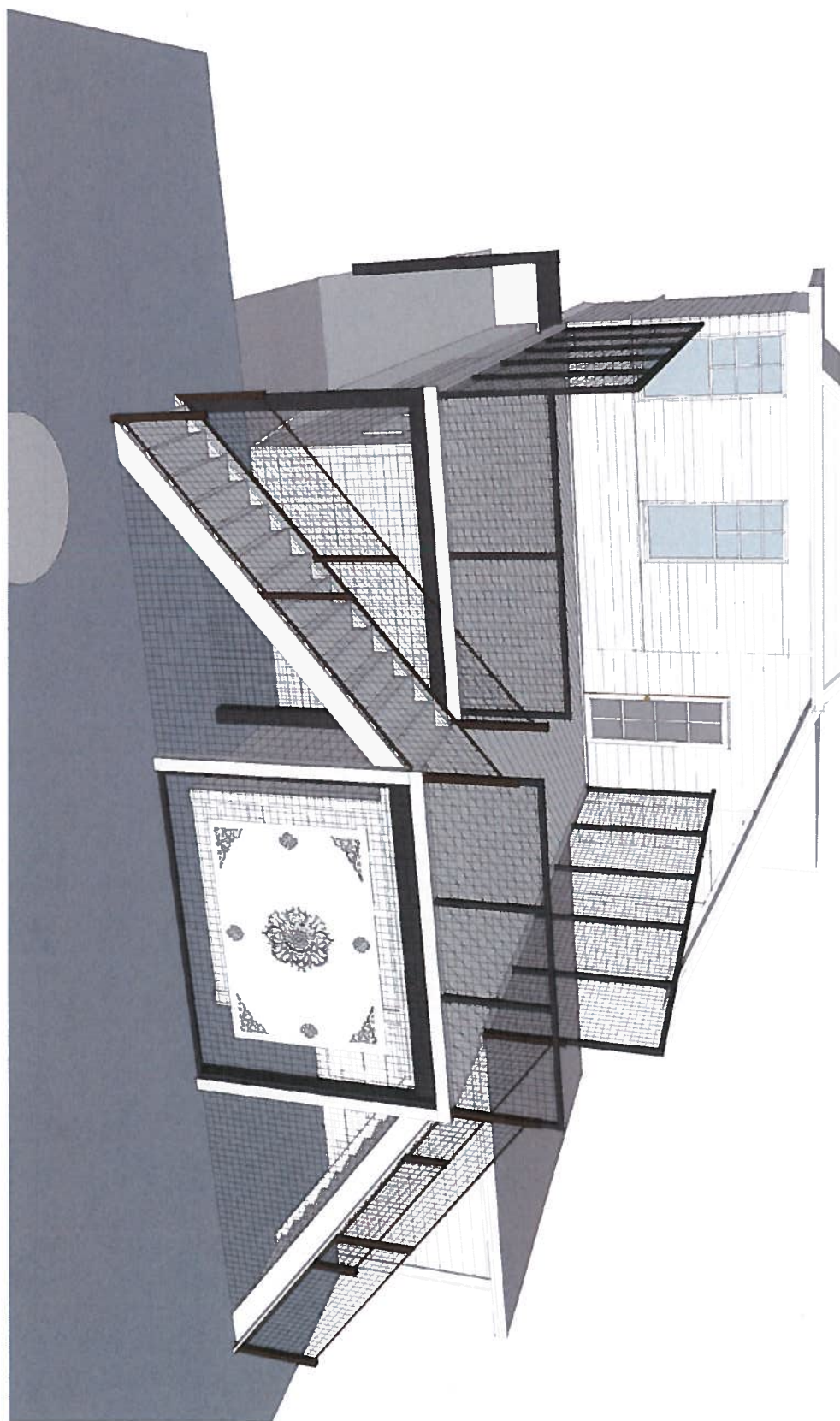
1600 Rio Grande

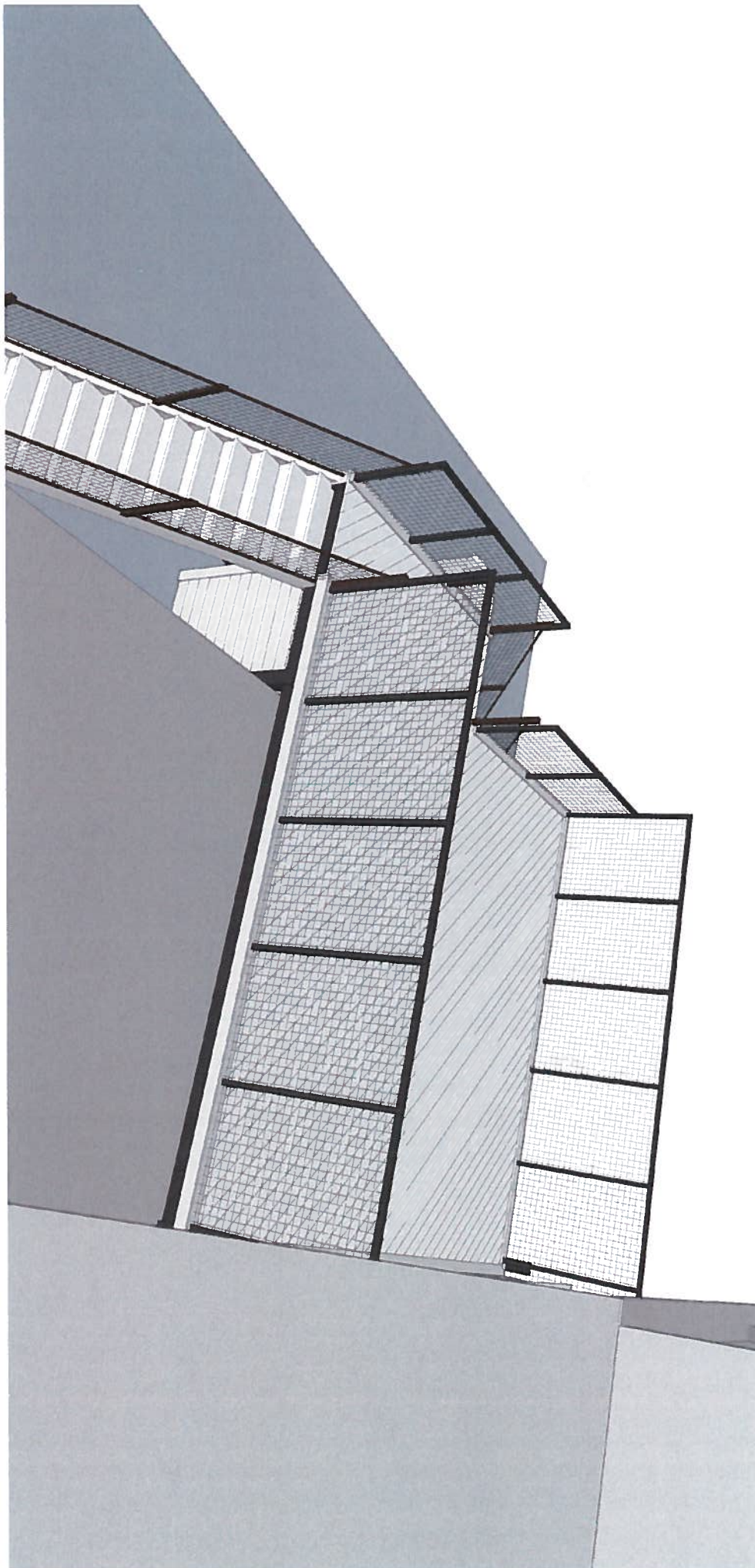
Deck project notes

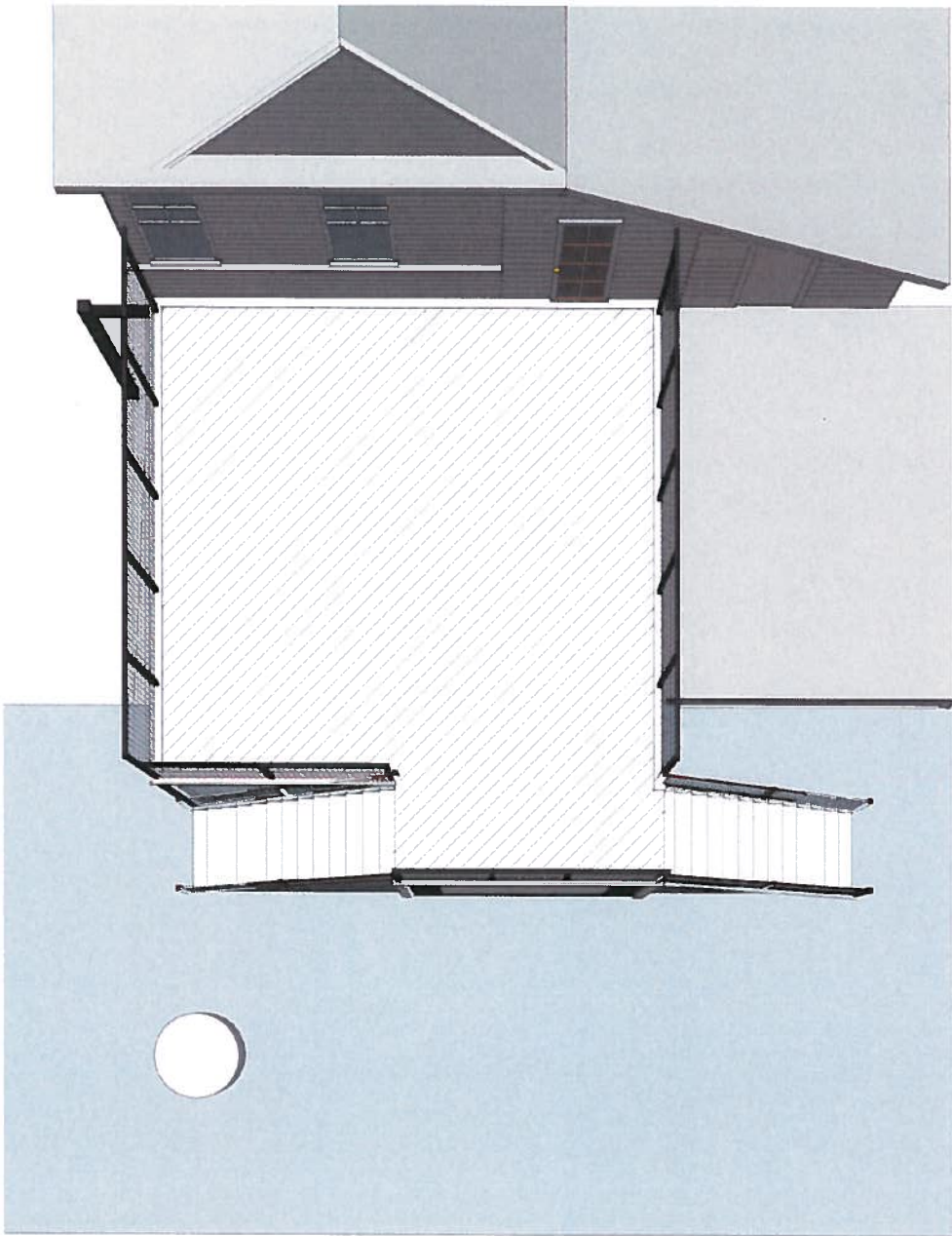
- Deck covers non-historic addition to the house, thus bringing focus to historic part of house.
- Deck creates more functional space in a landscape designed to give new life to a historic home.
- Cedar decking that is given a 'weathered paint' coating to create a look that is cohesive with a classic, Victorian house.
- Taller screens on the sides to frame the existing, historic part of the home. Screens are to be covered with evergreen vines to soften the overall look of the new deck.
- Metal construction (to meet structural engineering requirements) that are complemented with ornate wooden design elements common to a Victorian house. The vines and plantings also cover and soften the metal support structure.
- Ornamental skirting around the deck is continued in front deck skirting.

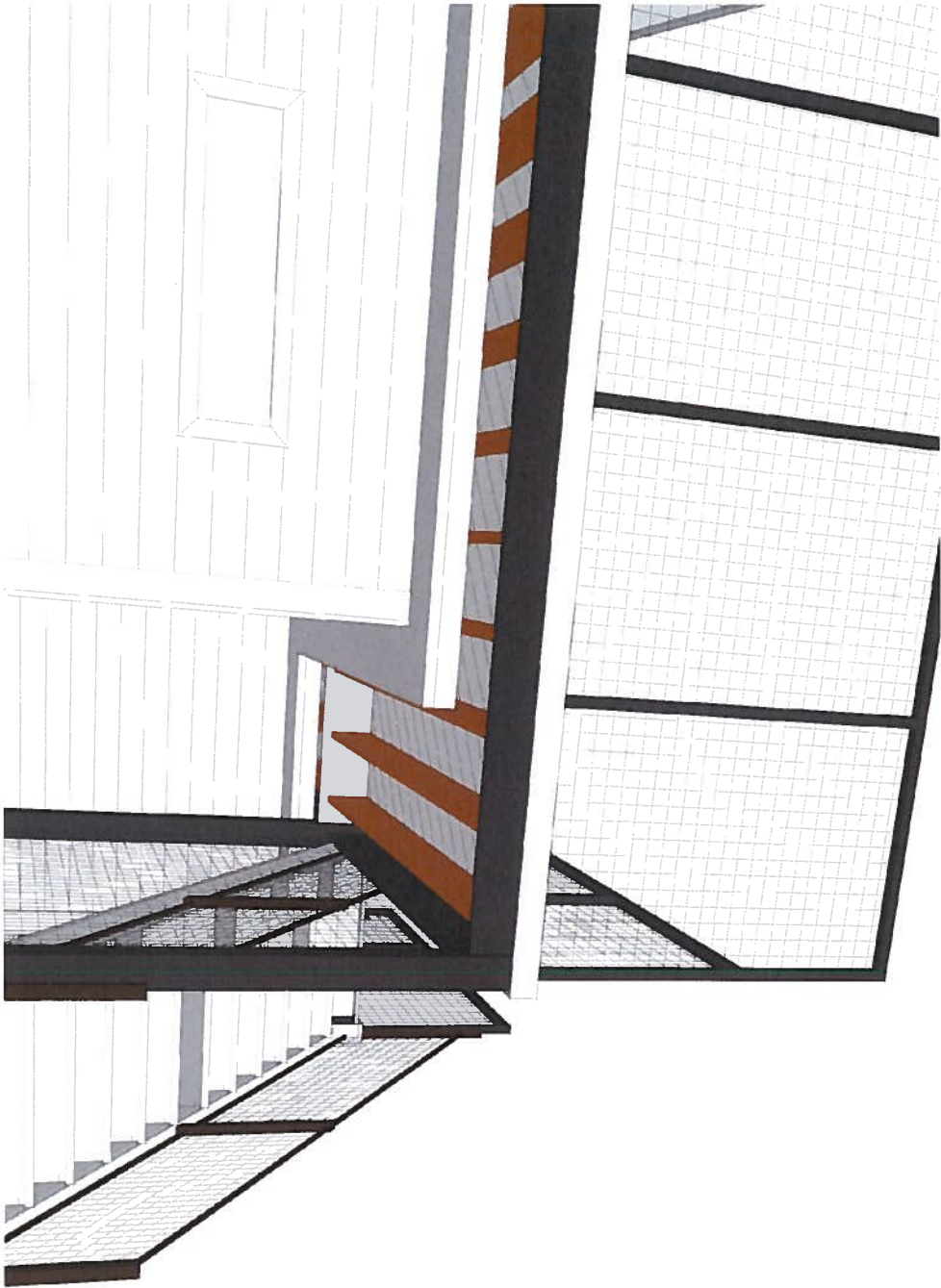


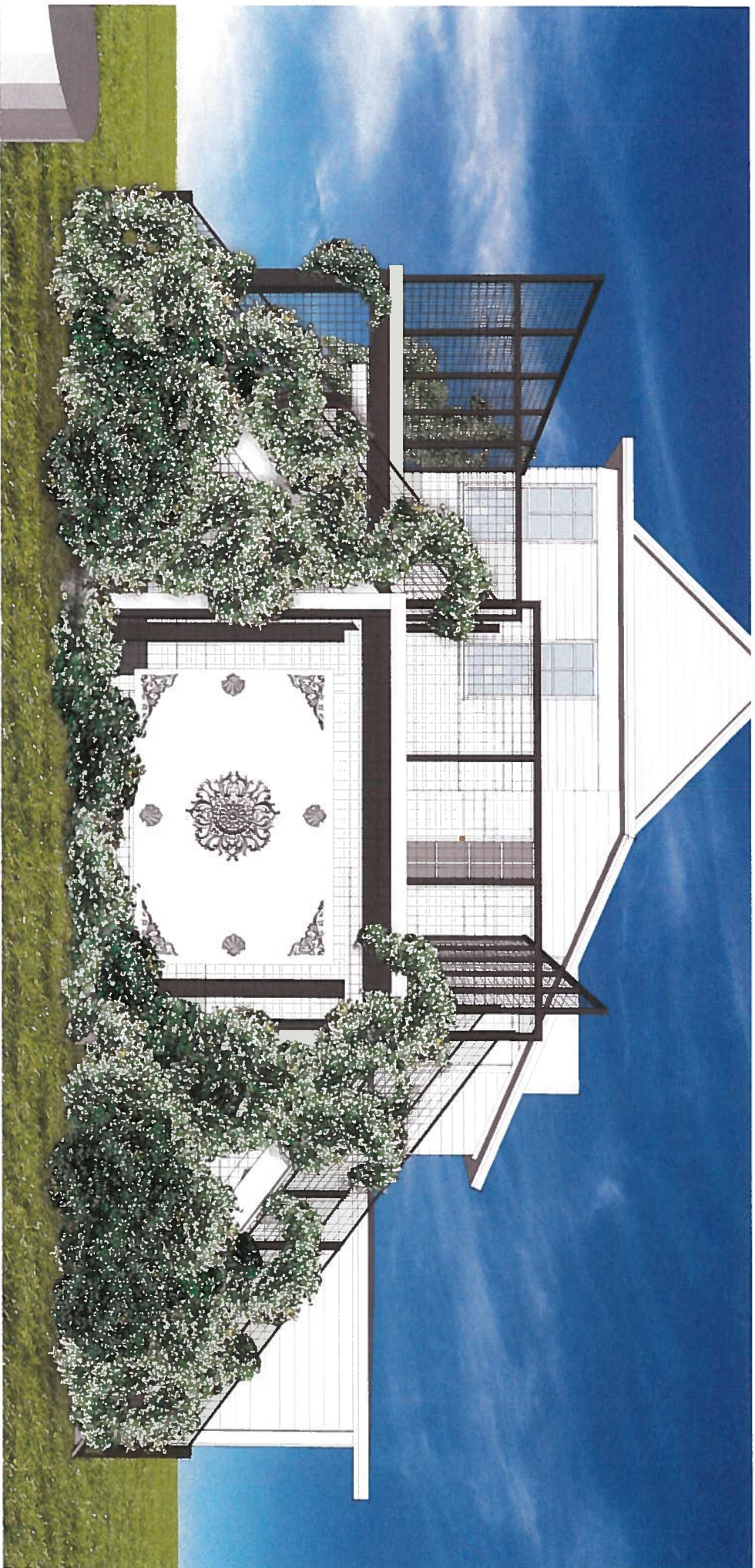
















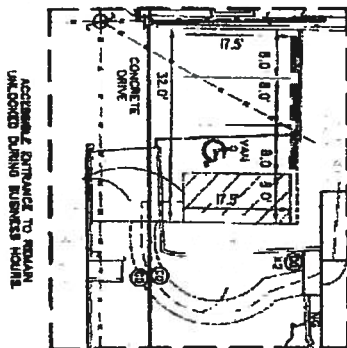
Privilege Bu ders, LLC

ATS Job # 180322269

LEGEND

LEGEND	
1	N () JAPAN ROAD
2	N () THE HIGH ROAD TO "45 HIGHWAYS"
3	N () CALIFORNIA HIGH
4	N () ASSEMBLED IN "CONCRETE"
5	N () BUILDING SURFACE ON
6	LC OFFICIAL PAPER RECORD "WAYS"
7	LC OWN "WAYS"
8	N () HIGH CR WAY
9	NC MATERIAL ROAD
10	NC RECORD INFORMATION
11	CONCRETE ROAD
12	WOOD CR AREA
13	COVER D AREA
14	METAL FENCE
15	ELECTRIC WIRE
16	ELECTRIC WIRE
17	DAY WIRE
18	SHIELD WIRE CORDING WIRE
19	SPR (TAPING)
20	WALL BOX
21	WALL BOX
22	WAS FIGHTING CL AND
23	WAS FIGHTING CL AND
24	WALL WIRE

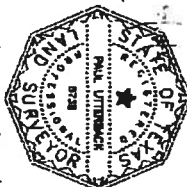
PROPOSED PARKING DETAIL
SCALE 1"=20'



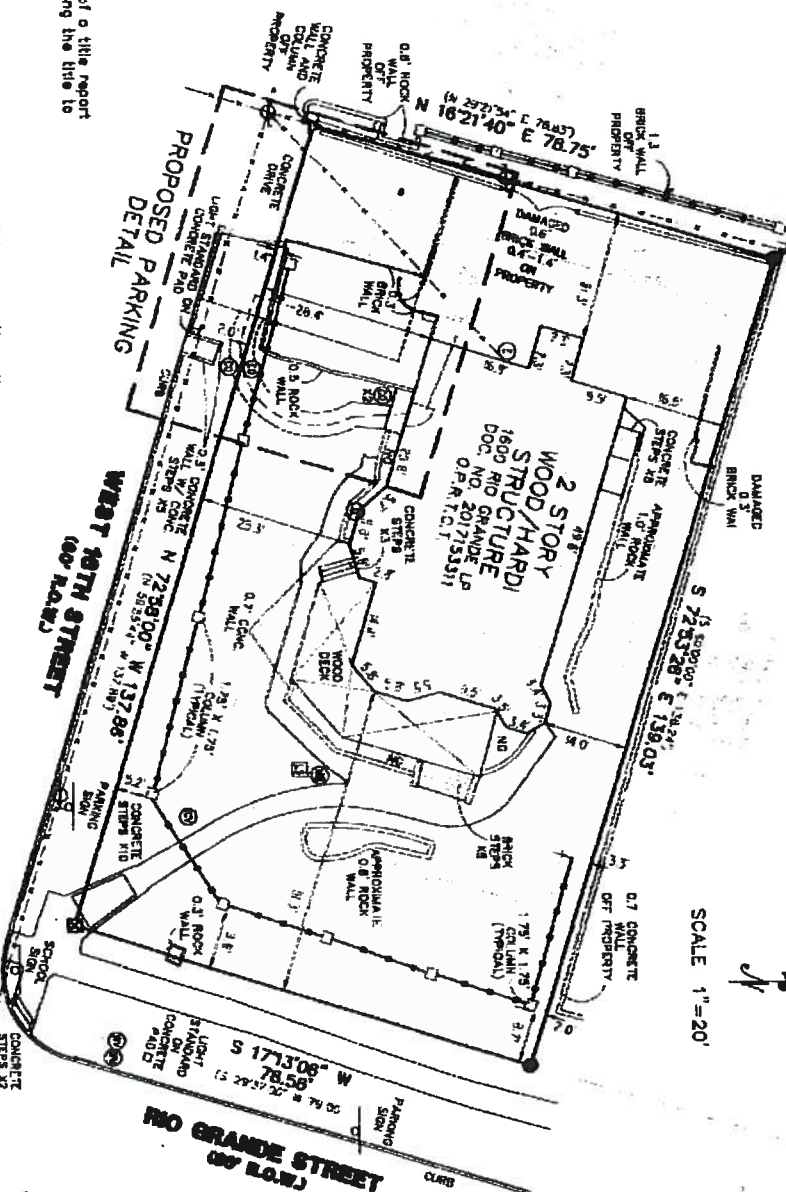
Surveyor's Note:
Bearings shown hereon are based on Texas State Plane
Coordinate System, (NAD83), Central Zone (CRD).

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all assessments, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Building setback lines are per the current City of Austin Zoning Ordinance.
- 3) Easements shown are per the recorded subdivision plat.

1. Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown herein, that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.



Paul Utterback, RPLS No. 5738
Client: Privilege Builders, LLC
Date of Field Work: 4/11/18 & 4/12/18
Field: M.Altoro
Tech: M.McLaughlin
Date Drawn: 4/16/18 & 5/2/18
Path: Projects/_BULK/_MNO003/RioGrande



SCALE 1"=20'

IMPERVIOUS COVER TABLE	
LDT SIZE	1060 SQ. FT.
Equipment	1877 SQ. FT.
Males & Children (Total)	249 SQ. FT.
Cheats / Juice (Children) (Total)	1172 SQ. FT.
COVERED ROAD DIRT	448 SQ. FT.
TOTAL SQ. CWT. AREA	3844 SQ. FT.



Landscape Notes

These notes aid in visualizing the overall landscape and how the new deck fits into the overall look and feel of the property

1600 Victorian

This landscape project serves to complement a historic, Victorian home by creating a traditional landscape with **a modern approach**. While familiar in its tone, it is given a **current feel** by utilizing **new cultivars** of plantings in **unique**, yet simple combinations. **Clean lines** also give a **modern touch**.

With new hardscapes, functionality and safety is corrected. The **sustainable plantings** soften and provide interest. The **attention to detail** and new features throughout create instant curb appeal in a competitive market place with other special event choices.

Notable features include:

A prominent iron **gazebo laced with jasmine** that sets the tone for the entire landscape- perfect for weddings and photos.

A **custom created arbor** that matches the gazebo metal- also covered with flowering vines. The arbor creates a focal point in an area that might otherwise be considered wasted space. Imagine the photos of a vine-laced arbor leading to the back landscape. The view from the front is towards an inviting back landscape and of the water feature. The view from the front is towards the gazebo.

A touch of **whimsy**, perfect with **a Victorian** landscape, is **created** with diagonally placed large stepping stones. Even more **attention to detail** is given by staining and sealing the stepping stones to complement the colors of the home. The new left sidewalk is given the same finishing touches as well.

Trellises provide screening and the **creation of interesting areas** such as the new left, raised lawn. They also provide screening around the gazebo and arbor areas. They create a **sense of space** on the new raised deck in the back landscape.

A new raised deck creates more functional space and a view of the back landscape below. Stairways lead down to the back **outdoor living areas**.

The landscape lighting design creates a **sense of romance** in this landscape. It also very importantly creates the **ability to utilize** the nighttime landscape. Great emphasis is placed on **controlled and focused lighting** so as not to over power the landscape and give just the right amount of ambient lighting. Planters will become focal points in the night time landscape. The water feature will shimmer as if on fire. Hanging lights in the oak tree will cast **pools of light** illuminating the **new pathways** created by the aggregate and stepping stones.

Fire and **water** features created out of **classic sugar kettles** further enhance the theme of worked metal in the landscape. They provide not only a focal point for both day and night, but also provide a destination point for guests to gather.

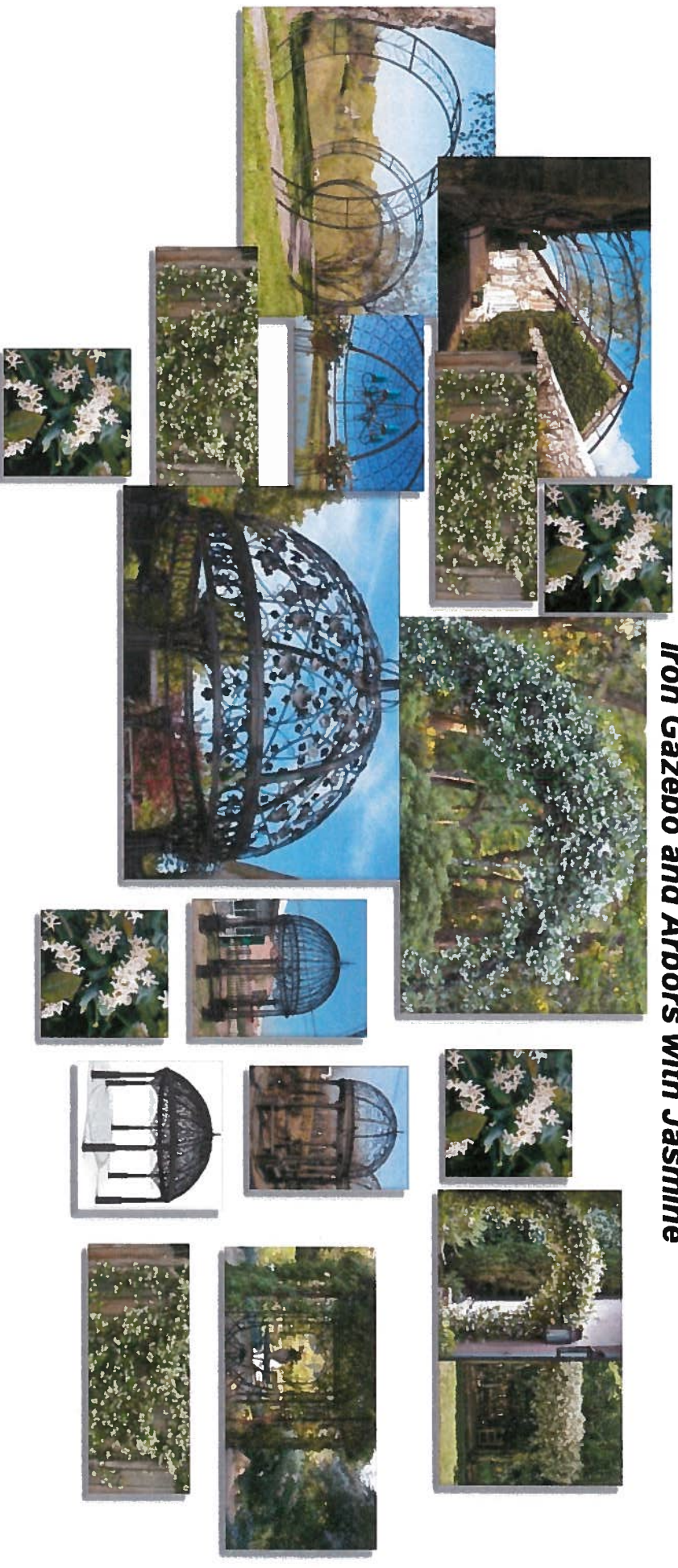
Victorian urns placed in the landscape to provide focal points and seasonal color , keeping the landscape fresh.

The finished landscape will be quite simply, magical!

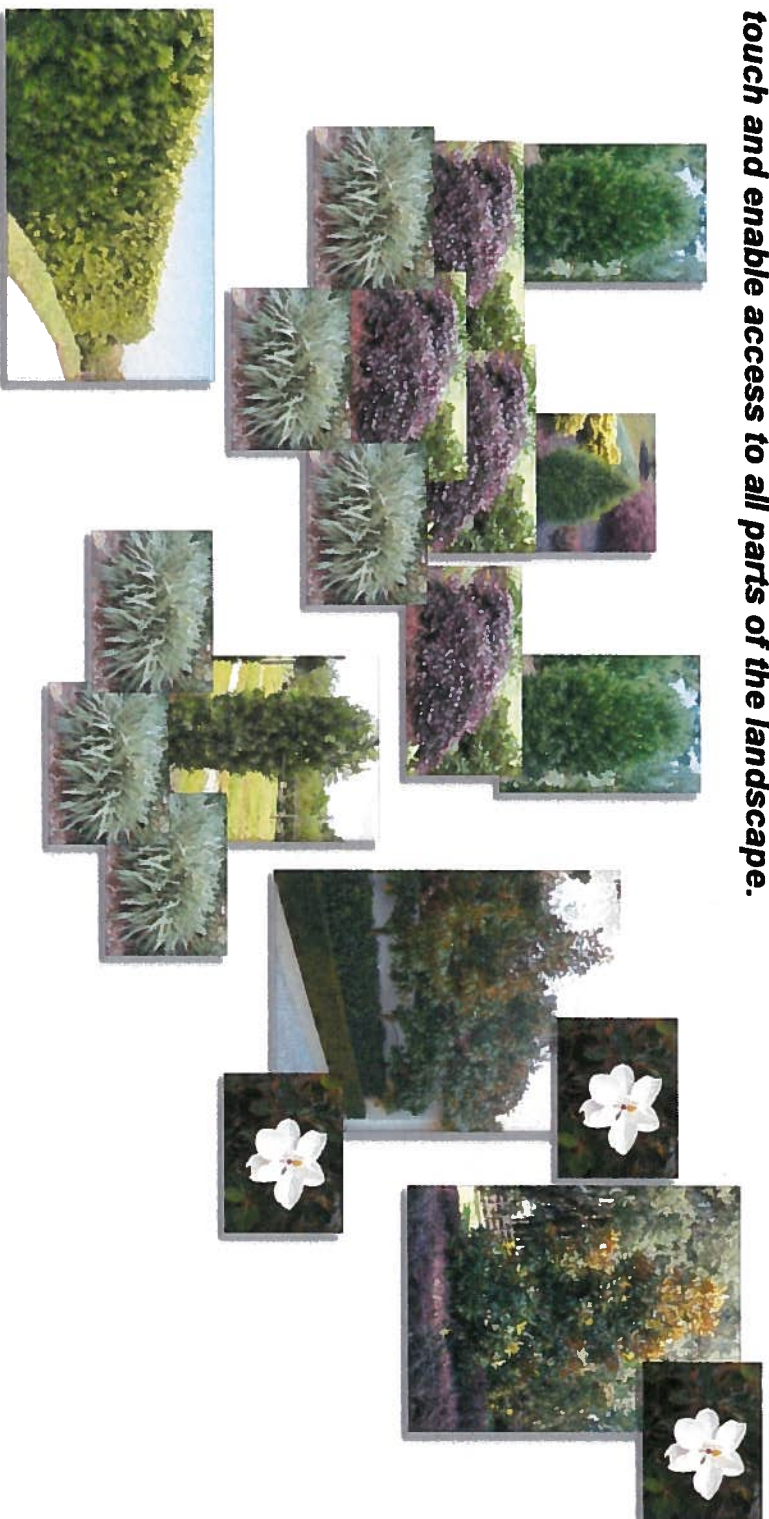
A traditional landscape given a current feel
by utilizing current cultivars of
plantings in unique, yet simple combinations.
Clean lines also give a modern
touch and enable access to all parts
of the landscape.



Iron Gazebo and Arbors with Jasmine



A traditional landscape given a current feel by utilizing current cultivars of plantings in unique, yet simple combinations. Clean lines also give a modern touch and enable access to all parts of the landscape.





A sugar kettle fountain would provide not only a focal point for the landscape, but also a destination point where guests can gather.



